

1992 Dec.
C/S OFFICE



ROBINSON PARK

Management Plan

Parks Division

Invercargill City Council

ROBINSON PARK

MANAGEMENT PLAN

22 AUGUST 1992 TO 22 AUGUST 2002

PREFACE

This Management Plan has been prepared in compliance with section 41 of the Reserves Act, 1977.

In general, it follows the lines of other management plans, although it has, of necessity, been adapted to suit the differing circumstances of Robinson Park.

This plan will be kept under regular review to ensure that it remains relevant to any changing circumstances and needs.

L.J. Metcalf
Parks Manager

ROBINSON PARK

MANAGEMENT PLAN

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1.0 INTRODUCTION

1.1 Location

The park is situated in the western end of the Township. It is located on the east side of McGorlick Street, and incorporates an undeveloped portion of Doyle Street.

1.2 Access

Pedestrian access is available from Doyle Street, McGorlick Street and Gore Street. Vehicles are prohibited from the park itself. Ample space is available for vehicles to park along Gore and McGorlick Streets.

1.3 Tenure and Area

The parcel of land as described in CT B4/352 is considered by many people to be part of Robinson Park. In fact, this has never been the case, and it is presently a Municipal Endowment. It is most appropriate that the classification of this land be changed to that of Recreation Reserve, so that it may be formally added to Robinson Park.

<u>CT</u>	<u>Tenure</u>	<u>Description</u>	<u>Area</u>
174/27 Gazette Notice 075037.1 6 Oct 1981	Recreation Reserve	Lots 1/7 and 10/16, Deposited Plan 4319 Section 15, Blk I,	1.768 ha
B4/352	In fee simple	Lots 17/25, Deposited Plan 3353	0.911 ha

Being Part Section 15, Blk I, Cambelltown Hundred.
Gore, Doyle and McGorlick Streets.

1.4 Geology and Geomorphology

Robinson Park originally had quite a rocky surface, before it was cleared in order to provide a recreational area.

Robinson Park is most likely to be composed of "Omaui 63c" soil, and within that category, there are sandy, peaty and silt loams. The parent materials of such soil are known as "Tuffaceous" greywacke sand, overlying norite and ultrabasic rocks". It is very low in natural nutrients, but responds well to treatment. The soil combinations can vary in consistency and colour, with sample descriptions including "firm", "crumbly", "stony", "nutty",

"brown", "yellow" and "mottled".

It is to be expected that this soil would be superior in nature to soil found on the slopes.

1.5 Climate

To a certain extent, the sea influences the temperatures experienced at Bluff. The annual average daily maximum temperature is 14 C, with the minimum being 7.1 C. Sunshine hours are approximately 38% of the optimum level of hours possible for the area. A yearly figure of sunshine hours would be in the vicinity of 1620.

Because of its coastal location, Bluff is susceptible to a high incidence of wind. It is estimated that on 144 days a year, Bluff can experience winds of up to 34 knots (63 kilometres per hour), and 52 knots (ninety six kilometres per hour) for a further 29 days. Gale force winds are experienced for approximately 42 days of the year. Hills provide shelter, particularly against the southerlies, but also the westerlies to a certain extent.

The total annual rainfall is usually in the vicinity of 1077mm, with 153 days when 1 mm or more, per day falls. Bluff experiences very little snow, while hail, thunder and fog do not pose a serious problem, as they occur very little during an average year. Overall, Bluff experiences reasonably moderate weather conditions, with few extremes.

1.6 Historical

The Reserve was acquired by the Council on 5 October, 1951, and placed in trust for recreation purposes, subject to a drainage easement of the land along the northerly boundary.

It was originally named after the late Mr Norman McGorlick, who was a member of the Council for many years, serving as Mayor from 1942 until 1956; the longest serving Mayor of the Borough. The Reserve was not developed for some time, and the scrub growth which had accumulated was cleared in the early 1980's.

In August 1982, the Reserve was renamed Robinson Park, to honour the late Mr Eddie Robinson, a Bluff resident and Councillor, who was formerly an All Black representative. Mr Robinson was largely responsible for the initial plans to acquire the area and prepare it for use as a reserve, and also gave a considerable amount of his time, on a voluntary basis, towards its development.

Rock was removed, and grass planted, in order to prepare the area as a recreational reserve. Robinson Park is virtually rectangular in shape, and so is ideal for recreational purposes. It is the smallest of the three sports grounds. Floodlights have been installed, and Robinson Park is now

utilised by rugby, rugby league and softball teams, and may also house a club room and/or ablution block in the future.

1.7 Present Use

The park is available for use as a sports field, and various clubs utilise it, particularly for softball, rugby and rugby league. Konini School uses it for recreational purposes, as do members of the local community.

1.8 Adjoining Land Use

The park is situated in a residential area. Konini School is adjacent to it, on the western side of McGorlick Street.

1.9 Present Management

The park is controlled by the Invercargill City Council, with the Parks Division of the Community Services Directorate being responsible for its maintenance and general administration.

2.0 MANAGEMENT OBJECTIVES

- 2.1 Robinson Park shall be managed to provide for the physical welfare and enjoyment of the public, with an emphasis on the retention of open space and on active outdoor recreation.
- 2.2 Robinson Park shall be maintained and developed for both active and passive recreation, with a particular emphasis on serving the needs and aspirations of the local community.
- 2.3 To investigate the possibility of acquiring the open section of land which lies on the southern side of the reserve, in order to incorporate it into the park.

3.0 POLICIES

3.1 Essential Services

Policy Any future essential services shall be laid underground, and the existing essential services shall be placed underground as and when the opportunity arises.

Explanation Overhead services detract from the visual amenity of any park, and generally place limitations upon the placement of trees, the overall landscaping and the development of an area.

3.2 Access

Policy The park shall remain unavailable for vehicular access; camping is also prohibited. Pedestrian access is to remain available from Doyle and McGorlick Streets.

Explanation At present, there is no necessity for public vehicular access and parking within the park, and the only necessary vehicular access is for the Parks Division, for maintenance and developmental purposes. It is considered that the present pedestrian access is adequate, and that development of a car park would reduce the space available on the park for the purpose in which it was intended.

3.3 Boundaries and Fencing

Policy Fences and fencing maintenance shall be retained along the boundaries of adjoining properties.

Explanation When required, fences shall be repaired or replaced, with the assistance of adjoining neighbours. Where possible, the type of fence shall be standardised.

3.4 Architectural Control

Policy All future buildings and major structures shall be maintained, and where necessary, upgraded to a standard that supports and enhances the appearance of the reserve. Exterior colour schemes shall be as approved by the Manager of the Parks Division.

Explanation At present, no buildings exist on the Robinson Park site. However, several sports clubs in Bluff have expressed interest in the construction of a club room and toilet facility. In order to protect the visual quality of the park, any building or other structure shall be of a colour

scheme that is compatible with the surrounds, and with any other buildings. The building of any club room must be in conformity with Sections 53 and 54 of the Reserves Act.

Policy

All signs on any future buildings shall be limited to the name of the club or organisation, and shall not exceed the dimensions of 3 metres long by 1.2 metres deep. The maximum area for any such sign within those dimensions shall be 1.5 metres square. Before any such sign shall be allowed to be erected on any building, it shall be submitted to both the Community Services and Planning and Regulatory Committees for approval. Colour schemes shall be as approved by the Parks Manager.

Explanation

In the past, a great variation in the quality and style of signs on buildings has existed, and while some are well designed and tasteful, others visually detract from the landscape by being too large and/or painted with bright garish colours. It is not desired to restrict clubs or organisations from adequately indicating their buildings, but simply to prevent the visual aspect of the park from being spoiled.

3.5 Advertising

Policy

No trade or any other form of advertising shall be permitted within the park or on buildings within the park except for specific events as approved by the Parks Manager.

Explanation

Advertising is usually intended to be dominant and conspicuous, and as such has a marked effect on the environment and landscape where it is displayed. There is no place in the landscape of the park for advertising, nor should the recreational activities associated with the use of the park require the use of advertisements. Such restrictions on advertising are not meant to preclude advertising such as may occur with one-day tournaments or similar events.

3.6 Leasing

Policy

All organisations with buildings on the park (other than those erected by the Council, in terms of Section 53(g) of the Reserves Act) shall be granted a lease, as provided by Section 54, and the First Schedule of the Act.

Explanation

It is foreshadowed that in the future, a building may be placed on the site as a club room facility. It is desirable that all organisations who utilise this, and any other buildings, be on a lease. Not only does it provide greater security of tenure, but a lease also defines the

responsibilities of both parties. The area of the lease shall be the shadow area of the building only.

3.7 Pathways

Policy Internal pathways will be maintained, to enable the park to be serviced, and to encourage the public to fully use all developed areas.

Explanation At present, there are no formed pathways, as there is limited space on Robinson Park. Future pathways may be developed if the adjoining piece of land is formally added to the Park.

3.8 Sports Facilities

Policy The existing playing field shall be maintained, and improved where necessary.

Explanation In order to provide the best possible playing surfaces, greater attention will be paid to grassland management. To achieve these ends, clubs may have to accept some restrictions on the amount of play permitted on the field.

3.9 Club Rooms

Policy Any clubrooms erected by sports clubs must be in conformity with Sections 53 and 54 of the Reserves Act.

Explanation Although there are no existing buildings at the park at present, various sports clubs have expressed interest in erecting club rooms (3.4, 3.5). Any future applications for club premises shall be considered on their merits, and their conformity to the Act.

Policy Any future buildings shall be shared by several users of the park, or, when not required for sporting activities, made available for other community use.

Explanation At present, there are no buildings on park grounds, but in the event that a club room be constructed, it is desirable that it be utilised by more than one sporting code if practicable, as Council policy requires.

Policy In accordance with Council policy, any upgrading of future buildings for the sole purposes of obtaining liquor licences shall be confined within the existing structure. Other extensions may be permitted if the organisation can prove a genuine need, and if such extensions are deemed to be in the best interests of the park.

Explanation

Associated club rooms, for meetings and social activities, are now regarded as a necessary part of any club building. However, separate and special facilities for the dispersement of alcohol do not fit within the terms and conditions of the Reserves Act 1977. Therefore, external extensions for the sole purpose of obtaining a liquor licence shall not be permitted. Extensions for other purposes may be permitted, if the proposed extension complies with any of the following criteria:

- a. That the extension is directly associated with the outdoor use of the reserve.
- b. The provision of additional changing, toilet or ablution facilities.
- c. That the organisation can satisfactorily prove a genuine need for an extension, as in when increased playing membership is causing the facilities to be grossly overcrowded.
- d. That any increase in membership which is likely to be generated by extended facilities, shall not be more than the available area of playing surface is capable of withstanding, in terms of wear and/or number of players.

These points should be taken into consideration during the planning stages of any future club room development.

3.10 Amenity Planting

Policy

At present, no shrubs have been planted in Robinson Park, which is primarily a recreation reserve. However, planting on the park may take place, particularly if the adjoining piece of land is formally added to Robinson Park.

Explanation

It is desirable to enhance Robinson Park's aesthetic qualities, and, at the same time, reduce exposure to the westerly wind. The extent and timing of such planting will be governed by the progress of any other developmental work.

3.11 Parking

Policy

No car parking facilities shall be provided within the confines of Robinson Park.

Explanation

The small size of the available flat land in Robinson Park, precludes the provision of any off-road parking facilities. Also, because of the relatively limited number of people who use the park at any one time, off-street parking is not

required.

3.12 Litter Control

Policy

All individuals who use Robinson Park shall be responsible for the disposal of their rubbish.

Explanation

Litter, in its various forms, is not only unsightly, but also can be potentially dangerous to members of the public who utilise the area. Just as local bodies have a responsibility to provide litter receptacles, as specified by the Litter Act 1979, so must the public act accordingly. Therefore, it is desirable that litter control becomes the responsibility of the users.

4.0 DEVELOPMENT

Any developmental work in this reserve will depend upon the dictates of the area, and the requirements of the time. Robinson Park is a relatively small reserve, and as such lends itself to no further development, in terms of extra playing fields. It has an extensive drainage problem, with springs and surface ponds in a large area. Installation of a subsoil drainage system may alleviate this problem, with the work being carried out over a number of years, as resources become available. If the adjacent piece of land becomes part of Robinson Park, subsequent developments, in the form of tree and shrub planting, pathways and park benches, could enhance the public's enjoyment of Robinson Park.

5.0 ADMINISTRATION

The Parks Division Manager shall be responsible for the administration of the park, which is to be managed by the area supervisor, with the assistance of mobile working gangs.

6.0 CLASSIFICATION.

It will be noted that all of Robinson Park falls within the powers of the Reserves Act, 1977. The whole of the aforesaid lands are to be known as Robinson Park, and it is recommended that they be classified as Recreational Reserve, as defined within Section 17 of the Act.

Policy

That the whole of the lands described as Lots 17,18,19,20,21,22,23,24 and 25, Deposited Plan 3352, being part Section 15, Block I, Campbelltown Hundred be classified as Recreation Reserve, as defined within Section 17 of the Reserves Act 1977, and that the aforesaid lands be known as part of Robinson Park, with control vested in the Invercargill City Council.

7.0 PLAN AMENDMENT AND REVIEW

Any change or amendment not involving a comprehensive review of the management plan may be made by adopting the procedures specified in Section 41(6)(A) of the Reserves Act 1977 and Section 29 of the Reserves Amendment Act 1979.

Examples of items which may require amendment are:

Amenity Planting

Club Rooms

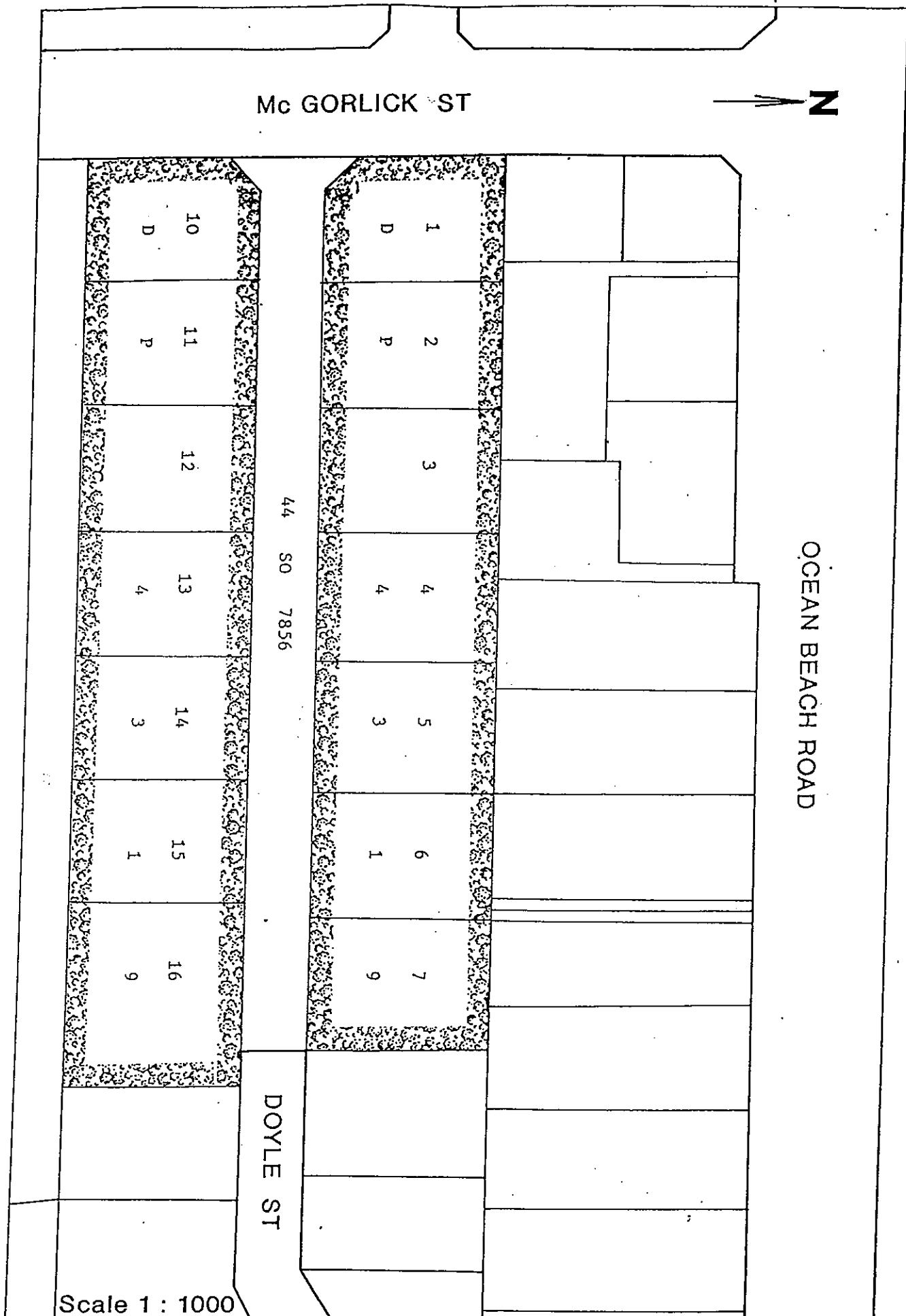
Plan Review

The plan shall be kept under continuous review as laid down in Section 41(4) of the Reserves Act. This plan will operate for a period of ten years at the end of which time it shall be completely reviewed.

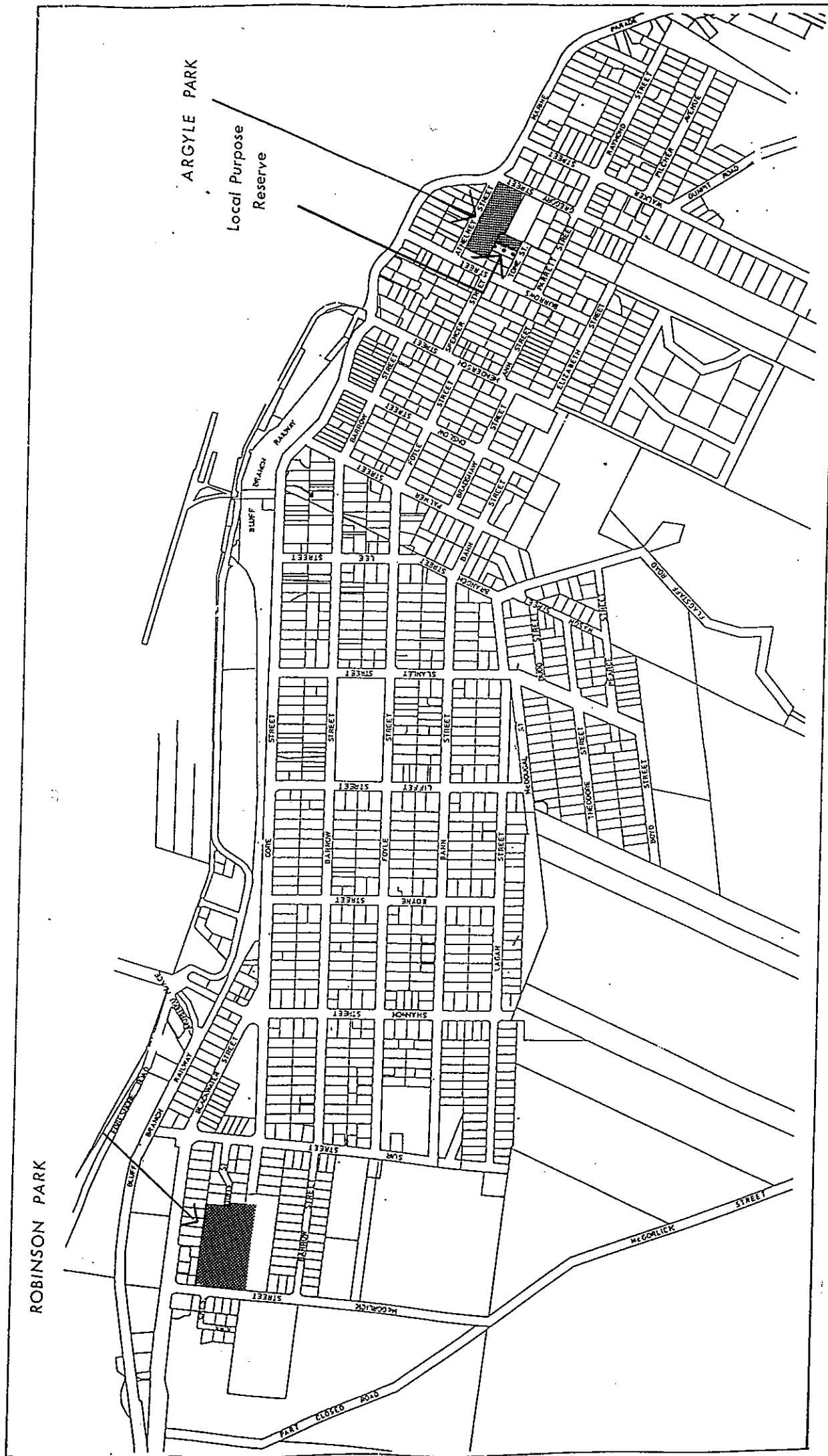
As laid down in Section 41(4) of the Reserves Act, it shall be kept under continuous review, with a general review at the end of the first five years. This review will be made available for public comment.

8.0 MAPS

- 8.1 Cadastral Map
- 8.2 Locational Map
- 8.3 Aerial Photograph



ROBINSON PARK



LOCATIONAL MAP

McGORLICK STREET

SOFTBALL DIAMOND

DOYLE STREET

ROBINSON PARK - AERIAL PHOTOGRAPH

SCALE 1:500

9.0 BIBLIOGRAPHY

The following publication was the source for the Climate (1.5) section of the Introduction.

Ernest New and Associates, 1986. BLUFF RESOURCES VOLUME 1 BACKGROUND.
pp 28 - 31, 34, 36.